

Fences - New Subsection to 17.145.140 - Miscellaneous regulations.

(3) Fences greater than six feet in height measured from existing average grade may be permitted along the side and rear property lines in all except residential zones if the following information is submitted and an administrative exception is approved as provided below.

- (a) Plans showing the location of the propose fence and all buildings within 50 feet.
- (b) An illustrative drawing of the fence, type of construction material, and proposed height.
- (c) The Administrative exception shall find the following has been met in the approval decision;
 - (i) The fence shall not modify or impede existing drainage patterns.
 - (ii) The fence must be erected and/or maintained within the property lines, and no fence, shall be erected so as to encroach upon a public right-of-way or access easement.
 - (iii) All supporting members of a fence shall be located on the inside of the fence, and, if erected along or adjacent to a property line, the supporting members of the fence shall face the principal portion or the tract of land of the property upon which the fence is erected.
 - (iv) The maintenance of the fence shall be accessible from the property on which the fence is located.
 - (v) The fence will not be located within a clear vision triangle see LCC 17.145.140(1).
 - (vi) The placement of the fence or wall will not interfere with underground utilities.
 - (vii) The property owner will be able to obtain and maintain insurance coverage that holds the county harmless in the event that a claim is filed relating to the fence or wall. The coverage will be provided at a level determined to be acceptable by the risk manager and county Prosecuting attorney's Office, and the property owner will provide documentation of coverage annually to the county.
 - (viii) A building permit is required for all fences exceeding six feet in height.
 - (ix) The planning and Public Works Directors or their designee shall find that the fence as proposed will not be detrimental to the neighborhood in terms of view, light, and air; nor injurious to traffic safety.